



Tract C120 Pittsylvania Compton-1 (New Listing)

26 Acres
Pittsylvania County, Virginia
Property Price : \$101,243 (\$3,950/acre)



Acreage:

25.63 +/-Acres

General Description:

This 25.63 acre tract offers a combination of timber investment potential, recreational use, and suitability for an estate property.

Location & Access

- Address: Dabney House Road (State Route 697)
- County: Pittsylvania County, Virginia (Dan River area)
- ZIP Code: 24597
- Proximity: Approximately 16 miles east of Chatham, Virginia

The property features frontage along a well maintained state road, providing dependable access.

Land & Terrain

- Gently rolling topography suitable for a variety of uses
- Well balanced acreage layout with both open and wooded areas
- A small utility easement with a powerline crosses the southern portion of the tract, providing power access and clearing opportunities

Timber & Natural Features

- Approximately 20 acres 2015 planted Loblolly pine
- Approximately 5 acres of mature hardwoods
- Open areas along the utility easement are well suited for wildlife food plots

These features make the tract attractive for timber management, hunting, and general outdoor recreation.

Potential Uses

- Estate or rural homesite
- Long term timber investment
- Recreational property for hunting and wildlife observation

Investment:

\$101,243 (\$3,950/acre)

Tax ID:

74704

Agent:

Carwin Owens
434-841-0784

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Location/Directions:

Contact Carwin Owens for property showing.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

